

PUBLIC HEARING -- December 15, 1965

Appeal Nos. #8529-30 W.T. and A.M. Althoff and Robert T. Marshall, et ux,  
Appellants.

Zoning Administrator District of Columbia, Appellee.

On motion duly, made seconded and unanimously carried, the following Order was entered at the meeting of the Board on December 22, 1965.

ORDERED: DATE OF THIS ORDER -- February 10, 1966

That the appeals to establish a gasoline service center at the southwest corner of 18th and Newton Streets, NE., being premises 3512-22 - 18th Street and 1715-17 Newton Street, NE., lots 39, 46, 47, 48, 49, and part of lot 19, Square 4147, be denied.

Based upon the records and evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant's property, which is located in the C-1 District, has a frontage of approximately 135 feet on 18th Street and 100 feet in depth. The property contains approximately 13,500 square feet of land excluding the "dog-leg" piece of residential property on lot 19 which will not be used by the appellant.

(2) The proposed station will be of the Colonial type and will have two gasoline bays. There will be two entrances and/or exits onto Newton Street and two entrances and/or exits on 18th Street. These entrances and/or exits will be twenty five feet in width.

(3) Across the street from this proposed station the property is zoned C-1 for a depth of 100 feet but is part of the John Burroughs Public School. Property in all directions, except for this commercial frontage on 18th Street is located in the R-1-B District.

(4) The service station would be separated from the residential land on Newton Street by a 25-foot wide strip which will be maintained in an open landscaped area.

(5) No vehicular entrance or exit will be connected with a street at a point closer than 25 feet to any residential district and no driveway of any entrance or exit will be located closer than 25 feet to a street intersection measured from the intersection of the curb lines extended.

(6) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(7) There was strenuous opposition to the granting of this appeal registered at the hearing in the form of a large petition from residents of the neighborhood and those attending the hearing. The Woodridge Civic Assoc. opposes the appeal.

OPINION:

The Board is of the opinion that the establishment of a gasoline service station at this location with attendant increase in congestion, night operation, noise, fumes, and appearance will not be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will tend to have an adverse effect on the use, value and stability of neighboring property.